

Embden Planning Board – August 10, 2023

Members present were Chairman Leo Mayo, Ann Bridges, Myles Durkin, and alternate Randy Caldwell. Also present were CEO Terri Lamontagne, Chris Everett, Richard Hinman, Kenneth Fotter, Sonia & Quentin Tonelli, Jerrey Smith, Randy Davis and Biran Lippold. The Chairman asked Randy Caldwell to sit in place of Bill Gassert.

The minutes of the July, 2023 meeting were accepted as presented.

The Chairman presented a copy of the letter from the Appeals Board indicating that the upheld the Planning Board’s decision to denial the application submitted by Brian Lippold. He also gave the Board a copy of a letter following up her Notice of Violation issue to Gary and Courtney Cowan.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2904	Jeremy Smith	To replace existing 12’ x 34’ porch on posts attached to north side of existing structure 175’ HWM: site review completed 08-09-23; 37 Cottage Lane #9; Tax Map 024 Lot 001-009 &010		\$25.00	#231247-1
2905	Chris Everett	To construct 24’ x 32’ 1 ½ story dwelling 22’ high on frost wall and concrete slab with 10’ x 24’ screened in porch on posts; 250+’ HWM; site review completed 07-15-23; 72 Walker Road; on property owned by Cathy Hinman; Tax Map 021, Lot 034	#1386	\$25.00	#231256-1
2906	Kenneth Fotter	To construct 32’ x 40’ two story garage 26’ high on frost wall and concrete slab; 275’ HWM; site review completed 08-09-23 10 Pinkham Drive; Tax Map 010, Lot 010-001-001		\$25.00	#231346-1
2907	Randall Davis	To construct walkway 4’ x 131’ in length; crusher dust to be used & topped with flagstone; construct 12’ circular patio; patio to be 35’ HWM; to emplace 8’ x 14’ one story accessory building 10’ high on crushed stone; site review completed 08-09-23; 156 Loon Road; Tax Map 034, Lot 031		\$25.00	#231347-1 3231532-1
2908	Brian Lippold	To construct 8’ x 10’ accessory building 8’ high 31’ HWM; site review completed 06-01-23; 67 Kings Drive; Tax Map 28, Lot 12			
2909	Quentin Tonnelli	To rip rap 90’ of shoreline; 2’ above high water with stone and fabric following DEP guideline; has DEP Permit by Rule; site review completed 07-25-23; 99 Hertzberg Road; Tax Map 11, Lot 31		\$25.00	#231349-1
2910	Brian Lippold	to construct 24’ x 36’ one story garage 16’ high with frost wall and concrete slab; 416’ HWM; to emplace 123 yds. gravel; site review completed 06-01-23; 67 Kings Drive; Tax Map 28, Lot 12		\$25.00	#231401-1

The CEO indicated that Marily Meyerhans ((16 Parkway Drive; site review completed 07/12/23; Tax Map 016, Lot 024; TR#231105-1 - \$25.00) has withdrawn her application to rehabilitate the 27' and 26 ½' two story dwelling 50' HWM.

The secretary asked the Chairman if she could address the Board concerning her emails with the town's attorney Ken Lexier concerning an amendment to the ESZO about defining the term "temporary large dock systems". The secretary delivered a copy of the proposed amendments to the Board for review. A copy is attached to these minutes. After some discussion, a motion was made by RC and seconded by AB to forward the amendments to the Selectmen for further action. All were in favor.

Due to the late hour and several matters remaining on the agenda it was voted to continue the meeting to August 17, 2023 at 7 p.m.

Present at the continuation meeting held on August 17, 2023 were Leo Mayo, Ann Bridges, Myles Durkin, Kelly Bragg and Randy Caldwell. The Chairman stated that Randy Caldwell is now a regular board member. Also present was Terri Lamontagne and Craig Jewell.

The Chairman gave the secretary TR#231532-1 - \$25.00 in payment by Brian Lippold for permit #2908 issued on August 10, 2023.

Next on the agenda was an application by Craig Jewell (Morrell Drive; Tax Map 35, Lot 004; TR#231404-1 - \$25.00; site review completed 08-10-23) to construct 4 – 40' x 120' and two 30' x 190' storage units on concrete slab. Mr. Jewell indicated that access to the storage units would be from Fahi Pond Road. Much discussion followed including a review of the town ordinance concerning commercial lots. It was noted that the ordinance states that at least 300 feet straight line frontage and at least 300 feet straight line frontage on the rear is required. A motion was made by AB and seconded by RC to allow Mr. Jewell to construct 4 – 40' x 120' and two 30' x 190' storage units on concrete slab. All were opposed. A letter of denial along with a copy of the commercial lot ordinance will be sent to Mr. Jewell.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2912	Embden Pines Road & Common Area Assoc.	To emplace 4' x 50' aluminum ramp with 6' x 50' floating dock system with 6 fingers; DEP issued Submersible Lands Lease #2456-L-52; site review completed 08-08-23; Maple Drive; Tax Map 028, Lot 001-008		\$25.00	#231382-1

Next on the agenda was an application by Karen and Curtis Libby (6 Rocky Point Drive; Tax Map 024, Lot 007; TR#231377-1 - \$25.00; site review completed 07-25-23) to rehabilitate the existing 8 ½' x 16' deck on posts and increase the size to an 8 ½' x 26' deck on posts with stairs on the north side of the structure away from the lake. During

discussion of the application and the Board members asked to see the previous permits issued on this property. A review of Permit #2617 issued on June 20, 2019 to the Libbys stated that the 30% expansion had been exhausted. A motion by MD and seconded by RC to allow the Libbys to increase the size of their existing 8 ½' x 16' deck to an 8 ½' x 26' on posts with stairs on the north side of the structure away from the lake. All were opposed. A letter of denial will be sent indicating that their 30% expansion has been exhausted.

For the next application the Chairman turned the meeting over to Myles Durkin, vice chairman.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2913	David Parmigian	To construct 5' pressure treated retaining wall on west side of structure with returns of 10' on north and south sides with posts under existing structure; structure not to be raised higher than 20'; to change roof pitch 90 degrees; to enclose 7'10" x 7" section of rear of structure; to replace existing 10' x 10' deck & 35' x 4' deck on posts with steps parallel to structure; to replace existing windows and doors; to clear 50' x 50' area and emplace 100 yds gravel 100' HWM; site review completed 07-13-23; 1867 Embden Pond Road; Tax Map 26, Lot 14			

There being no further business to come before the Board, it was voted to adjourn.
Adjourned at 9:10 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary